

481—51.52(135B) Minimum standards for construction after May 22, 2002. Hospitals and off-site premises licensed under this chapter shall be built in accordance with these construction requirements. This rule applies to plans approved by the state fire marshal, or local authority having jurisdiction, after May 22, 2002, for new construction, renovations, additions, functional alterations, or changes in utilization to existing facilities.

51.52(1) Variances. Certain patient populations, conditions in the area, or the site may justify variances. In specific cases, variances to this rule may be granted by the director of the Iowa department of inspections and appeals after the following conditions are met:

- a. The design and planning for the specific property shall offer improved or compensating features which provide equivalent desirability and utility;
- b. Alternate or special construction methods, techniques, and mechanical equipment shall offer equivalent durability; utility; safety; structural strength and rigidity; sanitation; odor control; protection from corrosion, decay and insect attack; and quality of workmanship;
- c. The health, safety or welfare of any patient shall not be endangered;
- d. Variations are limited to the specific project under consideration and shall not be construed as establishing a precedent for similar acceptance in other cases;
- e. Occupancy and function of the building shall be considered; and
- f. Type of licensing shall be considered.

51.52(2) General requirements. Hospitals shall comply with the following guidelines and codes in the development of their building plans and construction of their facilities:

- a. “Guidelines for Design and Construction of Hospital and Health Care Facilities,” 2001 edition, The American Institute of Architects Academy of Architecture for Health, with assistance from the U.S. Department of Health and Human Services.
- b. “The Model Energy Code,” 1993 edition, Council of American Building Officials.
- c. Special design considerations for persons with disabilities (patients, staff, and visitors) American National Standards Institute No. A117.1 and the Americans with Disabilities Act, Titles II and III.
- d. State Building Code, 1994 edition.

51.52(3) Life Safety Code. Facilities and construction shall be in accordance with National Fire Protection Association (NFPA) Standard 99 (Standards for Health Care Facilities-1999 edition), Standard 101 (Life Safety Code-2000 edition), and rules of local authorities. Facilities and construction shall be approved by the state fire marshal or local authority having jurisdiction.

51.52(4) Elevator requirements.

- a. All facilities where either resident beds or other facilities for patients are not located on the first floor shall have electric or electrohydraulic elevators. The first floor is the floor first reached from the main front entrance.
- b. Elevators shall comply with division of labor services rules as promulgated under Iowa Code chapter 89A and 875—Chapters 71 to 77.

51.52(5) Plumbing requirements. All plumbing and other pipe systems shall be designed and installed in accordance with the requirements of the Iowa Plumbing Code, 641—Chapter 25, and applicable provisions of local ordinances.

51.52(6) Mechanical requirements. Steam and hot water heating and domestic water heating systems shall comply with division of labor services rules promulgated under Iowa Code chapter 89 and 875—Chapters 204 to 209.

51.52(7) Electrical requirements. All electrical and electronic systems shall comply with NFPA Standard 70 National Electrical Code, 1996 edition.

51.52(8) Radiology suite. The suite shall be designed and equipped in accordance with the following references:

- a. National Council on Radiation Protection and Measurements Reports (NCRP), Nos. 33 and 49.
- b. Iowa department of public health 641—Chapters 38 to 41.

51.52(9) Waste processing services—storage and disposal. In lieu of the waste processing service requirements in the “Guidelines for Design and Construction of Hospital and Health Care

Facilities” in paragraph 51.52(2) “a,” space and facilities shall be provided for the sanitary storage and disposal of waste by incineration, mechanical destruction, compaction, containerization, removal or a combination of these techniques. These techniques must comply with the following environmental protection commission rules: rules 567—64.2(455B) and 64.3(455B); solid waste requirements of rules 567—101.1(455B,455D), 102.1(455B), and 104.1(455B), and 567—Chapters 106, 118 and 119; and air quality requirements of 567—subrules 22.1(1) and 23.4(12).

51.52(10) *Codes and standards.* See 481—subrule 51.50(10).